

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 11, 2017

1:30 P.M.

**CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JULY 11, 2017 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 058/17** – Request by City Council Motion M-17-247 for a text amendment to Article 24 of the Comprehensive Zoning Ordinance to revise signage regulations that are applied to hospitals. **(SL) (DEFERRED FROM THE JUNE 27, 2017 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

- 2. ZONING DOCKET 059/17** – Request by Neighborhood Housing Services of New Orleans for a conditional use to permit townhouse dwellings in an HU-RD2 Historic Urban Two-Family Residential District and the rescission of Ordinances Nos. 24,712 MCS (Zoning Docket 099/11) and 17,545 MCS (Zoning Docket 028/96), on Square 583, Lot 17-A, in the Sixth Municipal District, bounded by Freret, La Salle, Cadiz, and Jena Streets. The municipal addresses are 4528 Freret Street, 4527 La Salle Street, and 2439 Cadiz Street. **(PD 3) (NJ)**
- 3. ZONING DOCKET 060/17** – Request by D & B Property, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an

HU-B1 Historic Urban Neighborhood Business District, on Square 362, Lots 24, 25 or 7, in the Second Municipal District, bounded by Bienville Avenue, North Broad Street, North White Street, and Conti Street. The municipal address is 2729 Bienville Avenue. (PD 4) **(SK)**

4. **ZONING DOCKET 061/17** – Request by GeoCor Properties, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District, on Square 578, Lot 18A, in the First Municipal District, bounded by Banks, South Dorgenois, Palmyra, and South Rocheblave Streets. The municipal address is 2549 Banks Street. (PD 4) **(KB)**
5. **ZONING DOCKET 062/17** – Request by Fifth District Savings Bank for a conditional use to permit a drive-through facility for a financial institution in an S-LB1 Suburban Lake Area Neighborhood Business District and a CT Corridor Transformation Design Overlay District, on Square 229, Lots M, M-1, and 27-A or Lots M and 59, or Pt. Lots 27 through 31, in the Second Municipal District, Lakeview, bounded by Harrison Avenue, Louisville Street, Bragg Street, and Colbert Street. The municipal addresses are 425-431 Harrison Avenue. (PD 5) **(NK)**
6. **ZONING DOCKET 063/17** – Request by City Council Motion M-17-258 for a text amendment to Article 12, Section 12.2.B.1 of the Comprehensive Zoning Ordinance to remove the “commercial use floor area limitation” in the Historic Urban Neighborhood Non-Residential Districts that prohibits commercial uses over ten thousand (10,000) square feet of total floor area by removing subsection “c” from Article 12, Section 12.2.B.1, which reads, “c. Any commercial use over ten thousand (10,000) square feet of total floor area is prohibited. This applies only to new construction as of the effective date of this Ordinance. Commercial uses that locate within an existing structure as of the effective date of this Ordinance that is over ten thousand (10,000) square feet of total floor area require conditional use approval.” **(EH)**
7. **ZONING DOCKET 064/17** – Request by City Council Motion M-17-263 for a text amendment to Article 14, Section 14.3.A.1, Table 14-2 of the Comprehensive Zoning Ordinance to permanently adopt the regulations of the Lake Area Neighborhood Business District Bulk & Yard Overlay District Interim Zoning District and to rescind Ordinance No 27,327 MCS. **(SL)**
8. **ZONING DOCKET 065/17** – Request by City Council Motion M-17-267 for a conditional use to permit a day care center, large in an S-B2 Suburban Pedestrian-Oriented Corridor Business District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Section 24, Lot 1B3A, in the Third Municipal District, bounded by Read Boulevard, Morrison Road, Flossmoor

Drive, and Restgate Road. The municipal address is 7391 Read Boulevard. (PD 9) (TM)

9. **SUBDIVISION DOCKET 075/17** – Request by Square 2 Development Co., LLC to re-subdivide Lot 2B into proposed Lots 2C and 2D, Square 2, Hurstville,, in the Sixth Municipal District, bounded by Tchoupitoulas Street, Arabella Street, South Front Street and Nashville Avenue. The municipal address is 233 Nashville Avenue. (PD 3) (CB)
10. **DESIGN REVIEW 044/17** – Request by Deutsches Haus for an amendment to an approved development plan in accordance with **Article 4, Section 4.5.F.2 Changes Approved by the City Planning Commission** of the Comprehensive Zoning Ordinance, on an undesignated square, Lots 13 through 20, in the Third Municipal District, bounded by Moss Street, Esplanade Avenue, and Parkview Place. The municipal address is 1700 Moss Street. (PD 4) (TJ)
11. **DESIGN REVIEW 075/17** – Request by The Pre-School Learning Center for consideration of a Campus Development Plan for a Primary Educational Facility, on Grove 5, Section 12, New Orleans Lakeshore Land Co., Lots 5A1 and 12, in the Third Municipal District, bounded by Hayne Boulevard, Lamb Road, Kuebel Drive and W. Laverne Street. The municipal addresses are 6054 Hayne Boulevard and 6061 Kuebel Drive. (PD 9) (BP)

OTHER MATTERS:

- A. Adoption of the minutes of the June 27, 2017 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk